

1 BILL NO. R-86-05-28

2 DECLARATORY RESOLUTION NO. R-43-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 2905 Reynolds Street,
7 Fort Wayne, Indiana 46803. (Home
8 Guard Industries, Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 May 15, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lots No. 21, 22 and 23 of Hageman's
16 Subdivision of Lot No. 23 of Bird's
17 Partition to the City of Fort Wayne,
18 Indiana;

19 said property more commonly known as 2905 Reynolds Street, Fort
20 Wayne, Indiana 46803;

21 WHEREAS, it appears that said petition should be pro-
22 cessed to final determination in accordance with the provisions
23 of said Division 6.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of Section
27 4, below, the property hereinabove described is hereby designated
28 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
29 12.1. Said designation shall begin upon the effective date of
30 the Confirming Resolution referred to in Section 3 of this Resolu-
31 tion and shall continue for one (1) year thereafter. Said desig-
32 nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

- 2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";
- 8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;
- 12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

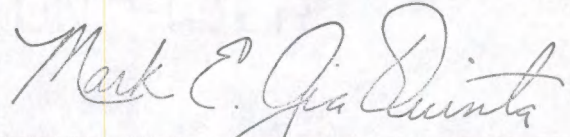
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real estate
23 and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

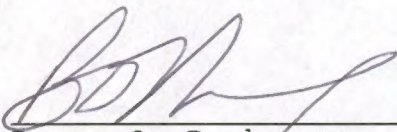
28 SECTION 5. That it is the preliminary intent of Common
29 Council to recommend a six (6) year deduction from the assessed
30 value of the real property. The length of the deduction will be
31 finally determined by Common Council, pursuant to I.C. 6-1.1-
32 12.1-3(b), after receipt of the owner's application from the
33 County Auditor.

Page Three

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ .M., E.S

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by E. Smith, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-27-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-43-86

on the 27th day of May, 1986,

ATTEST: ✓

(SEAL)

Sandra E. Kennedy

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 28th day of May, 1986,
at the hour of 11:30 o'clock 7 .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29 day of may,
1986, at the hour of 3:30 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☐ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☒ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: HOME GUARD INDUSTRIES, INC.

Address of Applicant's Principle Place of Business: JOSEPH AND KATHRYN A. BARBIERI ORT

2905 REYNOLDS ST.

FORT WAYNE, IN 46803

Phone Number of Applicant: (219) 426-3470

Street Address of Property Seeking Designation:

2905 REYNOLDS ST.

FORT WAYNE, IN 46803

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>✓</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>✓</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>✓</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>✓</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>✓</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>✓</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>✓</u>
Will the project have ready access to City Water?	<u>✓</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>✓</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>✓</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-1

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?

LIGHT STEEL FABRICATION & SECURITY DOOR MANUFACTURING

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

8000 SQ. FT. STEEL BUILDING

What is the condition of structure(s) listed above? GOOD

Current assessed value of Real Estate:

Land	<u>9200</u>
Improvements	<u>21500</u>
Total	<u>30700</u>

What was amount of Total Property Taxes owed during the immediate past year? 2453.88 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

5760 SQ. FT. PLANT ADDITION (STEEL BLDG)

Cost of Improvements: \$ 75,000

Development Time Frame:

When will physical aspects of improvements begin? 5-25-86

When is completion expected? 9-1-86

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 28278

What was amount of Personal Property Taxes owed during the immediate past year? 548.32 for year 1985.
Give a brief description of new manufacturing equipment to be installed at the project site.

STEEL FABRICATING, HANDLING & FINISHING EQUIPMENT

Cost of New Manufacturing Equipment? \$ 35,000

Development Time Frame:

When will installation begin of new manufacturing equipment? 9-1-86

When is installation expected to be completed? 3-1-87

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 15

How many permanent jobs will be created as a result of this project?
5

Anticipated time frame for reaching employment level stated above?
3-1-87

What is the nature of those jobs?
FACTORY LABOR

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

ADDITION WILL PROVIDE PROPERTY & NEIGHBORHOOD
ENHANCEMENT AS WELL AS EXCELLENT USAGE OF
UNOCCUPIED ACREAGE.

In what Township is project site located? WAYNE

In what Taxing District is project site located? FORT WAYNE WAYNE

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

JOSEPH BARBIERI

P.O. Box 11761

FORT WAYNE, IN 46860

Phone Number of Contact Person (219) 426-3470

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Joseph Barbieri
Signature of Applicant

5-15-86
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

LEGAL DESCRIPTION:

LOT'S NO 21, 22 AND 23 OF HAGEMAN'S
SUBDIVISION OF LOT NO 23 OF BIRD'S
PARTITION TO THE CITY OF FORT WAYNE, IND.

7321

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-86-05-28

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as 2905 Reynolds Street, Fort Wayne, Indiana 46803. (HomeGuard Industries, Inc., Petitioner).

EFFECT OF PASSAGE Improvements will be made to a building that
is presently being utilized, providing property and neighborhood
enhancement as well as excellent usage of unoccupied acreage.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$75,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-05-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

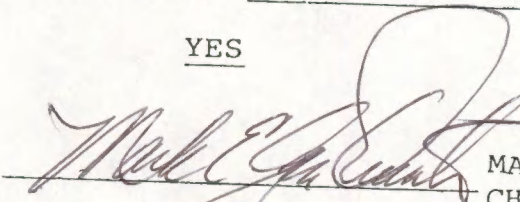
known as 2905 Reynolds Street, Fort Wayne, Indiana 46803. (Home

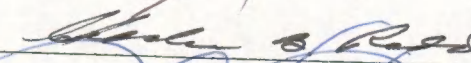
Guard Industries, Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

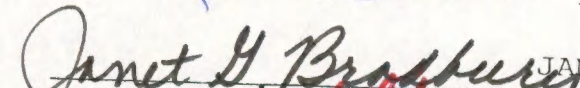
YES

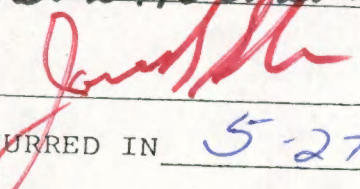
NO


MARK E. GiaQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 5-27-86

SANDRA E. KENNEDY
CITY CLERK